

## **ARTICLE XI. AGRICULTURAL-FORESTAL DISTRICTS**

### **DIVISION 1. KEEZLETOWN NORTH AGRICULTURAL-FORESTAL DISTRICT**

#### **Sec. 17-227. Creation of district.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Keezletown North Agricultural-Forestal District (hereinafter referred to as "district") is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by § 15.2-4300 through § 15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.

(P.C. Ord. No. 98-6, 6-24-98)

#### **Sec. 17-228. Description of district.**

The Keezletown North Agricultural-Forestal District shall consist of the following land: 4,055.969 acres, more or less, generally located north of the intersection of Indian Trail Road (Route 620) and Caverns Drive (Route 685), east of the intersection of Indian Trail Road (Route 717) and Minie Ball Lane (Route 718), south of the intersection of Armentrout Path (Route 722) and Airey Lane (Route 868), and west of Lairds Knob, which includes the parcels shown on county real estate maps, as of the effective date of this district, numbered as 96(1)1, 96(1)2, 96(A)23, 96(A)34, 96(A)34A, 96(A)34B, 96(A)36A, 96(A)38, 96(A)43, 96(A)45, 96(A)46, 96(A)51, 96(A)53, 96(A)54, 96(A)69, 96(A)70, 96(A)72, 96(A)73, 96(A)74, 96(A)28A, 96(A)29, 96(A)32, 97(A)38, 97(A)41, 97(A)57, 97(A)57A, 97(A)61, 97(A)62, 97(A)62A, 97(A)62B, 97(A)62C, 97(A)62D, 97(A)63, 97(A)71, 110(2)2, 110(A)124, 110(A)125, 110(A)125A, 111(A)1, 111(A)2, 111(A)3, 111(A)3A, 111(A)8B, 111(A)13, 111(A)15A, 111(A)33, 111(A)35, 111(A)37, 111(A)40, 111(A)41, 111(A)42, 111(A)43, 111(A)48, 111(A)49, 111(A)49A, 111(A)49B, 111(A)57, 111(A)57B, 111(A)71, 111(A)71A, 111(A)72, 111(A)82, 111(A)83, 111(A)85, 111(A)87D, 111(A)87E, 111(A)88, 111(A)90, 111(A)92, 111(A)93, 111(A)94, 111(A)95, 111(A)96, 111(A)97, 111(A)98, 111(A)99, 111(A)100, 111(A)100A, 111(A)101, 111(A)101A, 111(A)102, 112(A)1, 126(A)174, 126(A)177, AND 126(A)177A.

(P.C. Ord. No. 98-6, 6-24-98)

#### **Sec. 17-229. Conditions of district.**

The Keezletown North Agricultural-Forestal District shall comply with the following conditions:

- (1) The Keezletown North Agricultural-Forestal District shall comply with Chapter 16 (Subdivision of Land) of the County Code and with § 15.2-4300 through § 15.2-4314 (Agricultural and Forestal Districts Act) of the Code of Virginia.
- (2) Parcels of land owned by sole owners, co-owners, partnerships, trusts, or corporations shall be eligible for inclusion in this agricultural and forestal district as long as all involved owners sign the application indicating their desire that the parcel be included in the district.
- (3) No new non-agricultural or non-forestal buildings and/or uses, including dwellings, shall be permitted. However, the construction of a dwelling for persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or members of the immediate family of the owner, shall be permitted in accordance with Chapter 16 (Subdivision of Land) and Chapter 17 (Zoning) of the County Code.
- (4) Parcels of land (as now defined on the county real estate maps) within the district may be sold to a nonfamily member during the term of the district. However, the parcel under new ownership shall remain in the district at least until the time of the next scheduled district renewal.
- (5) Land within the district may be subdivided by purchase or gift to immediate family members in compliance with § 16-9(c) of the County Code. However, all subdivided parcels shall remain in the district for at least as long as the parent parcel remains in the district.
- (6) All included tracts shall be shown as separate parcels on the county real estate maps.

- (7) The existing commercial transmission towers and supporting structures on Lairds Knob on parcel 112(A)1 may be expanded in compliance with then-current county permitting guidelines.  
(P.C. Ord. No. 98-6, 6-24-98)

**Sec. 17-230. Term and review of district.**

The district shall be in effect for seven (7) years, from June 24, 1998, to June 24, 2005. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with, § 15.2-4309 through § 15.2-4312 of the Code of Virginia.  
(P.C. Ord. No. 98-6, 6-24-98)

**DIVISION 2. KEEZLETOWN SOUTH AGRICULTURAL-FORESTAL DISTRICT**

**Sec. 17-231. Creation of district.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Keezletown South Agricultural-Forestal District (hereinafter referred to as "district") is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by § 15.2-4300 through § 15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.  
(P.C. Ord. No. 98-6, 6-24-98)

**Sec. 17-232. Description of district.**

The Keezletown South Agricultural-Forestal District shall consist of the following land: 351.091 acres, more or less, generally located north of Spotswood Trail (Route 33), east of Indian Trail Road (Route 620), south of the intersection of Indian Trail Road (Route 717) and Mountain Valley Road (Route 620), and west of Massanutten Peak, which includes the parcels shown on county real estate maps, as of the effective date of this district, numbered as 126(2)B, 126(2)B3, 126(2)B4, 126(2)E, 126(A)103, 126(A)107A, 126(A)108, 126(A)145, 126(A)150, 126(A)154A, 126(A)171, 126(A)172, 126(A)14, 126(A)16, and 127(A)4.  
(P.C. Ord. No. 98-6, 6-24-98)

**Sec. 17-233. Conditions of district.**

The Keezletown South Agricultural-Forestal District shall comply with the following conditions:

- (1) The Keezletown South Agricultural-Forestal District shall comply with Chapter 16 (Subdivision of Land) of the County Code and with § 15.2-4300 through § 15.2-4314 (Agricultural and Forestal Districts Act) of the Code of Virginia.
- (2) Parcels of land owned by sole owners, co-owners, partnerships, trusts, or corporations shall be eligible for inclusion in this agricultural and forestal district as long as all involved owners sign the application indicating their desire that the parcel be included in the district.
- (3) No new non-agricultural or non-forestal buildings and/or uses, including dwellings, shall be permitted. However, the construction of a dwelling for persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or members of the immediate family of the owner, shall be permitted in accordance with Chapter 16 (Subdivision of Land) and Chapter 17 (Zoning) of the County Code.
- (4) Parcels of land (as now defined on the county real estate maps) within the district may be sold to a nonfamily member during the term of the district. However, the parcel under new ownership shall remain in the district at least until the time of the next scheduled district renewal.
- (5) Land within the district may be subdivided by purchase or gift to immediate family members in compliance with § 16-9(c) of the County Code. However, all subdivided parcels shall remain in the district for at least as long as the parent parcel remains in the district.
- (6) All included tracts shall be shown as separate parcels on the county real estate maps.  
(P.C. Ord. No. 98-6, 6-24-98)

**Sec. 17-234. Term and review of district.**

The district shall be in effect for seven (7) years, from June 24, 1998, to June 24, 2005. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with, § 15.2-4309 through § 15.2-4312 of the Code of Virginia.  
(P.C. Ord. No. 98-6, 6-24-98)

**DIVISION 3. OAK GROVE AGRICULTURAL-FORESTAL DISTRICT**

**Sec. 17-235. Creation of district.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Oak Grove Agricultural and Forestal District (hereinafter referred to as district) is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by § 15.2-4300 through § 15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.  
(P.C. Ord. No. 00-1, 1-26-00)

**Sec. 17-236. Description of district.**

The Oak Grove Agricultural and Forestal District shall consist of the following land:  
1,381 acres, more or less, generally located on the east side of John Wayland Highway (Route 42), south of Meigs Lane (Route 713), west of Valley Pike (Route 11), and north of Oakwood Drive (Route 704), which includes the parcels shown on Rockingham County Real Estate Maps, as of the effective date of this district, numbered as 107 (A) 232, 107 (A) 232B, 107 (A) 235B, 107 (A) 242B, 108 (A) 200, 123 (3) 1, 123 (3) 1A, 123 (3) 1B, 123 (3) 1C, 123 (3) 1C1, 123 (4) 1, 123 (4) 2, 123 (4) 3, 123 (A) 27, 123 (A) 28, 123 (A) 28B, 123 (A) 34, 123 (A) 36, 123 (A) 37, 123 (A) 40, 123 (A) 41, 123 (A) 42, 123 (A) 43, 123 (A) 44, 123 (A) 46, 123 (A) 46F, 123 (A) 47, 123 (A) 47B, 123 (A) 47C, 123 (A) 47D, 123 (A) 48, 123 (A) 48A, 123 (A) 49, 123 (A) 49A, 123 (A) 50, 123 (A) 86A, 123 (A) 87, 123 (A) 88, 123 (A) 88A, 123 (A) 89, 123 (A) 90, 123 (A) 91, 123 (A) 92, 123 (A) 93, 123 (A) 94, 123 (A) 96, 123 (A) 104, 123 (A) 105, 123 (A) 106, 123 (A) 107, 123 (A) 107A, 123 (A) 107C, 123 (A) 109, 123 (A) 119, 123 (A) 120, 123 (A) 121, 123 (A) 122, 123 (A) 123, 123 (A) 124, 123 (A) 125, 123 (A) 126, 123 (A) 127, 123A (1) 1, 123A (1) 4, 123A (2) 2, 123A (2) 2A, 123A (2) 4, 123A (2) 5, 123A (2) 6, and 123A (2) 7.  
(P.C. Ord. No. 00-1, 1-26-00)

**Sec. 17-237. Conditions of district.**

The Oak Grove Agricultural and Forestal District shall comply with the following conditions:

- (1) District landowners recognize that some of the land parcels included in the district may be in the Town of Dayton; or in the designated growth areas of Dayton, Bridgewater, or the county, as indicated in the comprehensive plans of both towns and of the county; or in the agreements defining annexation rights between the county and the Towns of Dayton and Bridgewater. Also, some parcels may be within the Harrisonburg Area Transportation Study plan area.
- (2) The Oak Grove Agricultural and Forestal District shall comply with chapter 16 (Subdivision of Land) of the County Code and with §§ 15.2-4300 through 15.2-4314 (Agricultural and Forestal Districts Act) of the Code of Virginia.
- (3) Parcels of land owned by sole owners, co-owners, partnerships, trusts, corporations, or limited liability companies shall be eligible for inclusion in this Agricultural and Forestal District as long as all owners, or their designated representatives, sign the application indicating their desire that the parcel be included in the district.
- (4) Any new non-agricultural or non-forestal uses and/or buildings, including dwellings, shall be in compliance with the following:
  - a. The uses shall be located on property where there is an ongoing agricultural or forestal operation that qualifies for land use taxation.

- b. The use shall be permitted to operate only as long as the agricultural or forestal operation continues on the property.
  - c. Construction of a dwelling shall be for: (1) persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or (2) members of the immediate family of the owner.
- (4) Parcels of land (as now defined on the county real estate maps) within the district may be sold to a nonfamily member during the term of district status. However, the parcel under new ownership shall remain in district status at least until the time of the next scheduled district renewal.
  - (5) Land within the district may be subdivided by purchase or gift to immediate family members in compliance with subsection 16-9(c) of the Code. However, this subdivision shall remain in district status for at least as long as the parent parcel remains in the district.
  - (6) All included tracts shall be shown as separate parcels on the county real estate maps.
- (P.C. Ord. No. 00-1, 1-26-00)

**Sec. 17-238. Term and review of district.**

The district shall be in effect for ten (10) years, from January 26, 2000, to January 26, 2010. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with, §§ 15.2-4309 through 15.2-4312 of the Code of Virginia.

(P.C. Ord. No. 00-1, 1-26-00)

**DIVISION 4. DRY RIVER AGRICULTURAL-FORESTAL DISTRICT**

**Sec. 17-239. Creation of district.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Dry River Agricultural-Forestal District (hereinafter referred to as district) is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by §§ 15.2-4300 through 15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.

(P.C. Ord. No. 00-1, 1-26-00)

**Sec. 17-240. Description of district.**

The Dry River Agricultural-Forestal District shall consist of the following land:  
 6,828 acres, more or less, generally located south of Hinton, west of John Wayland Highway (Rt. 42), east of Ottobine, and north of the Town of Bridgewater, which includes the parcels shown on Rockingham County Real Estate Maps, as of the effective date of this district, numbered as 91 (8) 1, 91 (8) 1A, 91 (8) 2, 91 (8) 3, 91 (A) 69, 91 (A) 71, 91 (A) 81, 105 (2) 1, 105 (2) 2, 105 (A) 63A, 105 (A) 82D, 105 (A) 115, 105 (A) 150, 105 (A) 150A, 105 (A) 152, 105 (A) 153, 105 (A) 154, 105 (A) 155, 105 (A) 156, 105 (A) 164, 105 (A) 165, 105 (A) 167, 105 (A) 172A, 105 (A) 172B1, 105 (A) 172C, 105 (A) 173A, 105 (A) 178A, 105 (A) 178B, 105 (A) 179, 105 (A) 180, 105 (A) 181, 105 (A) 181C, 105 (A) 183F, 106 (1) 1, 106 (1) 2, 106 (1) 2B, 106 (1) 2B1, 106 (A) 2A, 106 (A) 3, 106 (A) 4, 106 (A) 6, 106 (A) 10, 106 (A) 18, 106 (A) 21, 106 (A) 25, 106 (A) 25A, 106 (A) 27, 106 (A) 28, 106 (A) 30, 106 (A) 31, 106 (A) 32, 106 (A) 33, 106 (A) 34A, 106 (A) 35, 106 (A) 35A, 106 (A) 36, 106 (A) 45, 106 (A) 46, 106 (A) 46B, 106 (A) 47, 106 (A) 47A, 106 (A) 49, 106 (A) 49A, 106 (A) 53, 106 (A) 62B, 106 (A) 69, 106 (A) 70, 106 (A) 71, 106 (A) 73, 106 (A) 74, 106 (A) 75, 106 (A) 76, 106 (A) 80, 106 (A) 80A, 106 (A) 88, 106 (A) 92, 106 (A) 93, 106 (A) 94, 106 (A) 95, 106 (A) 96, 106 (A) 97, 106 (A) 98, 106 (A) 98A, 106 (A) 99A, 106 (A) 101, 106 (A) 101A, 106 (A) 105, 106 (A) 107, 106 (A) 108, 106 (A) 120, 106 (A) 127, 106 (A) 127B, 106 (A) 128A, 106 (A) 129, 106 (A) 129A, 106 (A) 130, 106 (A) 132, 106 (A) 132A, 106 (A) 133, 106 (A) 134, 106 (A) 140, 106 (A) 141, 106 (A) 141A, 106 (A) 142, 106 (A) 146, 106 (A) 147, 106 (A) 148, 106 (A) 149, 106 (A) 149B, 106 (A) 150A, 106 (A) 151, 106 (A) 152, 106 (A) 153, 107 (A) 86, 107 (A) 88, 107 (A) 88B, 107 (A) 89, 107 (A) 90, 107 (A) 91, 107 (A) 91, 107 (A) 92, 107 (A) 95, 107 (A) 96, 107 (A) 98, 107 (A) 100, 107 (A) 101, 107 (A) 102, 107 (A) 103, 107 (A) 104C, 107 (A) 105, 107 (A) 106, 107 (A) 107, 107 (A) 108, 107 (A) 109, 107 (A) 112, 107 (A) 116, 107 (A) 118, 107 (A) 122A1, 107 (A) 122C, 107 (A) 123A, 107 (A) 130B, 107 (A) 131, 107 (A) 133A, 107 (A) 144, 107 (A) 144B, 107 (A) 149, 107 (A) 150,

122 (4) 1, 122 (4) 1A, 122 (4) 2, 122 (4) 3A, 122 (4) 4B, 122 (4) 5, 122 (5) 1, 122 (5) 2, 122 (5) 3, 122 (A) 1, 122 (A) 1C, 122 (A) 28, 122 (A) 33, 122 (A) 34A, 122 (A) 77, 122 (A) 78, 122 (A) 80, 122 (A) 85A, 122 (A) 85B, 122 (A) 87, 122 (A) 94B, 122 (A) 94B2, 122 (A) 98, 122 (A) 107A, 122 (A) 107B, 122 (A) 109, 122 (A) 110, 122 (A) 111, 122 (A) 132, 122 (A) 133, 122 (A) 134, 122 (A) 136, 122 (A) 137, 122 (A) 142, 122 (A) 148, 122 (A) 148A, 122 (A) 149, 122 (A) 150, 123 (1) 1, 123 (1) 1B, 123 (1) 2C, 123 (A) 8, 123 (A) 8A, 123 (A) 23C1, 122 (A) 85, 122 (A) 88, 122 (A) 104, 105 (A) 122, 105 (A) 67, 105 (A) 69, 105 (A) 51, 105 (A) 70, 105 (A) 71, 105 (A) 72, 105 (A) 121, 105 (A) 114, 106 (A) 81, 106 (A) 82, 105 (A) 170, 105 (A) 175, 105 (A) 177, 105 (A) 170A, 105 (A) 120, 104 (2) 1, 105 (A) 116, 105 (A) 168A, 105 (A) 168B, 105 (A) 168, 105 (A) 173, 105 (A) 148, 105 (A) 151, 105 (A) 74, 105 (A) 65A, 105 (A) 66, 105 (A) 76, 122 (A) 81B, 105 (A) 149, 105 (A) 149A, 90 (A) 128, 90 (A) 135, 90 (A) 136, 90 (A) 137, 122 (A) 114, 106 (A) 72, 122 (A) 147A, 122 (A) 144A1, 122 (A) 145C, 122 (A) 144, 122 (A) 144A2, 122 (A) 145, 122 (A) 145A, 105 (A) 169, 105 (A) 176, 105 (A) 189B, 105 (A) 190, 105 (A) 191, 104 (A) 149A, 104 (A) 149C, 104 (A) 152, 91 (A) 214A, 106 (A) 121, 106 (A) 124, 107 (A) 2A6, 107 (A) 83, 107 (A) 85, and 107 (A) 82.

(P.C. Ord. No. 00-1, 1-26-00)

#### **Sec. 17-241. Conditions of district.**

The Dry River Agricultural-Forestal District shall comply with the following conditions:

- (1) District landowners recognize that some of the land parcels included in the district may be in the Town of Dayton; or in the designated growth areas of Dayton, Bridgewater, or the county, as indicated in the comprehensive plans of both towns and of the county; or in the agreements defining annexation rights between the county and the Towns of Dayton and Bridgewater. Also, some parcels may be within the Harrisonburg Area Transportation Study plan area.
- (2) The Dry River Agricultural-Forestal District shall comply with chapter 16 (Subdivision of Land) of the Code of the County and with §§ 15.2-4300 through 15.2-4314 (Agricultural and Forestal Districts Act) of the Code of Virginia.
- (3) Parcels of land owned by sole owners, co-owners, partnerships, trusts, corporations, or limited liability companies shall be eligible for inclusion in this agricultural-forestal district as long as all owners, or their designated representatives, sign the application indicating their desire that the parcel be included in the district.
- (4) Any new non-agricultural or non-forestal uses and/or buildings, including dwellings, shall be in compliance with the following:
  - a. The uses shall be located on property where there is an ongoing agricultural or forestal operation that qualifies for land use taxation.
  - b. The use shall be permitted to operate only as long as the agricultural or forestal operation continues on the property.
  - c. Construction of a dwelling shall be for: (1) persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or (2) members of the immediate family of the owner.
- (5) Parcels of land (as now defined on the Rockingham County real estate maps) within the district may be sold to a nonfamily member during the term of district status. However, the parcel under new ownership shall remain in district status at least until the time of the next scheduled district renewal.
- (6) Land within the district may be subdivided by purchase or gift to immediate family members in compliance with subsection 16-9(c) of the County Code. However, this subdivision shall remain in district status for at least as long as the parent parcel remains in the district.
- (7) All included tracts shall be shown as separate parcels on the county real estate maps.

(P.C. Ord. No. 00-1, 1-26-00)

#### **Sec. 17-242. Term and review of district.**

The district shall be in effect for ten (10) years, from January 26, 2000, to January 26, 2010. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with, §§ 15.2-4309 through 15.2-4312 of the Code of Virginia.

(P.C. Ord. No. 00-1, 1-26-00)

## **DIVISION 5. SPRING CREEK AGRICULTURAL-FORESTAL DISTRICT**

### **Sec. 17-243. Creation of district.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Spring Creek Agricultural-Forestal District (hereinafter referred to as district) is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by §§ 15.2-4300 through 15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.

(P.C. Ord. No. 00-1, 1-26-00)

### **Sec. 17-244. Description of district.**

The Spring Creek Agricultural and Forestal District shall consist of the following land:

2,984 acres, more or less, generally located south of Ottobine, west of the Town of Bridgewater, east of Windy Cove Road (Route 755), and north of the Augusta County line, which includes the parcels shown on the county real estate maps, as of the effective date of this district, numbered as 121 (A) 38H, 104 (A) 129, 104 (A) 121, 104 (A) 126, 104 (A) 88, 105 (A) 88, 121 (A) 43A, 120 (A) 59, 121 (A) 85A, 122 (A) 4, 122 (A) 21, 122 (A) 3, 121 (A) 74, 122 (A) 11A, 121 (A) 36, 121 (A) 36A, 121 (A) 75, 121 (A) 45, 122 (A) 27, 122 (A) 29, 122 (A) 20A, 121A (1) 12, 121 (A) 2, 121 (A) 52, 121 (A) 32, 121 (A) 9, 121 (A) 24B, 121 (A) 75B, 121 (A) 15, 121 (A) 70, 120 (1) 1, 120 (1) 2, 121 (A) 1A, 121 (A) 1, 121 (A) 66A, 120 (1) 5, 120 (1) 4, 120 (1) 3, 105 (A) 103, 122 (A) 26, 122 (A) 25A, 121 (A) 61A, 121 (A) 24A, 121 (A) 24, 120 (A) 65, 121 (1) 2, 121 (1) 1, 105 (A) 113, 121 (A) 41B, 122 (A) 26A, 121 (A) 77, 121 (A) 84D, 121 (A) 84A, 104 (A) 94, 121 (A) 73, 105 (A) 189D, 105 (A) 189C, 121 (A) 71, 121 (A) 4, 121 (A) 5, 121 (A) 39A, 121 (A) 50A, 121 (A) 76, 105 (A) 91A, 121 (A) 91A, 121 (A) 54B, 105 (A) 181B, 135 (A) 18C, 121 (A) 41, 105 (A) 111B, 105 (A) 111, 135 (A) 20, 135 (A) 1, 135 (A) 2, 121 (A) 76A, and 121 (A) 96.

(P.C. Ord. No. 00-1, 1-26-00)

### **Sec. 17-245. Conditions of district.**

The Spring Creek Agricultural and Forestal District shall comply with the following conditions:

- (1) District landowners recognize that some of the land parcels included in the district may be in the designated growth areas of the Town of Bridgewater or the county, as indicated in the Comprehensive Plans of Bridgewater and of the county; or in the agreements defining annexation rights between the county and the Town of Bridgewater. Also, some parcels may be within the Harrisonburg Area Transportation Study plan area.
- (2) The Spring Creek Agricultural and Forestal District shall comply with chapter 16 (Subdivision of Land) of the County Code and with §§ 15.2-4300 through 15.2-4314 (Agricultural and Forestal Districts Act) of the Code of Virginia.
- (3) Parcels of land owned by sole owners, co-owners, partnerships, trusts, corporations, or limited liability companies shall be eligible for inclusion in this Agricultural and Forestal District as long as all owners, or their designated representatives, sign the application indicating their desire that the parcel be included in the district.
- (4) Any new non-agricultural or non-forestal uses and/or buildings, including dwellings, shall be in compliance with the following:
  - a. Construction of a dwelling shall be for: (1) persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or (2) members of the immediate family of the owner. The uses shall be located on property where there is an ongoing agricultural or forestal operation that qualifies for land use taxation.
  - b. Construction of community churches, with or without adjunctive cemeteries and/or church-related private schools shall be permitted. Land for this purpose may be transferred by gift or purchase from district landowners.

- (5) Parcels of land (as now defined on the county real estate maps) within the district may be sold to a non-family member during the term of district status. However, the parcel under new ownership shall remain in district status at least until the time of the next scheduled district renewal.
- (6) Land within the district may be subdivided by purchase or gift to immediate family members in compliance with § 16-9(c) of the County Code. However, this subdivision shall remain in district status for at least as long as the parent parcel remains in the district.
- (7) All included tracts shall be shown as separate parcels on the county real estate maps.  
(P.C. Ord. No. 00-1, 1-26-00)

**Sec. 17-246. Term and review of district.**

The district shall be in effect for ten (10) years, from January 26, 2000, to January 26, 2010. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with, §§ 15.2-4309 through 15.2-4312 of the Code of Virginia.  
(P.C. Ord. No. 00-1, 1-26-00)

**DIVISION 6. WESTERN ROCKINGHAM AGRICULTURAL-FORESTAL DISTRICT**

**Sec. 17-247. Creation of district.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Western Rockingham Agricultural-Forestal District (hereinafter referred to as district) is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by sections 15.2-4300--15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.  
(P.C. Ord. No. 01-4, 3-28-01; P.C. Ord. No. 01-9, 6-27-01)

**Sec. 17-248. Description of district.**

The Western Rockingham Agricultural-Forestal District shall consist of the following land: six thousand eight hundred twenty-five (6,825) acres, more or less, generally bounded on the south by Rawley Pike (US 33), ranging within three hundred (300) feet of the Harrisonburg city limits in the southeast to George Washington National Forest in the northwest. In the north, the district extends to Greenmount Rd. and north of Chrisman Rd. In the east, the district extends to Fort Lynne Rd. In the west, the district extends to Whitmore Shop Rd. The following parcels shown on county real estate maps, as of the effective date of this district, are numbered as: 61(A)56, 76(3)9, 76(A)33, 76(A)37, 76(A)38A, 76(A)39, 76(A)40, 76(A)40A, 76(A)41, 76(A)43, 76(A)45, 76(A)45A, 76(A)46A, 76(A)46B, 76(A)47, 76(A)47A, 76(A)54, 76(A)57, 76(A)57B, 76(A)57D, 77(4)1, 77(A)1, 77(A)3, 77(A)3A1, 77(A)4A, 77(A)5B, 77(A)5B1, 77(A)13A, 77(A)21, 77(A)21C, 77(A)23B, 77(A)28, 77(A)29, 77(A)36, 77(A)55, 77(A)119, 77(A)119C, 77(A)128, 77(A)129, 77(A)131A, 77(A)132, 78(A)27, 91(A)4, 91(A)7, 91(A)13, 91(A)29, 91(A)39, 91(A)40, 91(A)42, 91(A)47A, 91(A)48, 91(A)48A, 91(A)48A1, 91(A)113, 91(A)114, 91(A)115, 91(A)118A, 91(A)120B, 91(A)121A, 91(A)121A1, 91(A)122, 91(A)123, 91(A)129, 91(A)131, 91(A)131A, 91(A)132, 91(A)132B, 91(A)134, 91(A)135, 91(A)139, 91(A)154A, 91(A)158, 91(A)178, 91(A)179, 91(A)184B, 91(A)193A, 91(A)194, 91(A)194A, 91(A)200, 91(A)203, 91(A)210, 91(A)211, 91(A)212, 92(2)1, 92(2)2, 92(2)4, 92(5)1, 92(5)2, 92(6)2, 92(9)3, 92(A)3B, 92(A)4, 92(A)13, 92(A)34, 92(A)43, 92(A)47, 92(A)63, 92(A)64, 92(A)70, 92(A)75A, 92(A)82, 92(A)84, 92(A)85, 92(A)113, 92(A)114, 92(A)115, 92(A)116, 92(A)117, 92(A)118, 92(A)119, 92(A)124, 92(A)125, 92(A)138, 92(A)142, 92(A)144, 92(A)144A, 92(A)144A2, 92(A)148, 92(A)149, 92(A)154, 92(A)154A, 92(A)158, 92(A)159, 92(A)160, 92(A)165, 92(A)167, 92(A)170, 92(A)171, 93(A)1, 93(A)2, 93(A)2B, 93(A)3, 93(A)4, 93(A)4B, 93(A)10, 93(A)11A5, 93(A)17, 93(A)17B, 93(A)23, 93(A)45, 93A(4)8, 93A(4)9, 93A(5)6, 93A(5)7, 93A(5)9, 93A(5)10, 93A(5)11, 93A(6)5, and 108(A)20.  
(P.C. Ord. No. 01-4, 3-28-01; P.C. Ord. No. 01-9, 6-27-01)

**Sec. 17-249. Conditions of district.**

The intent of these conditions is to strengthen the existing agricultural community in order to ensure its continued economic viability. The Western Rockingham Agricultural-Forestal District shall comply with the following conditions:

- (1) Uses, structures, and accessory businesses shall be permitted on a parcel in compliance with the regulations that apply to the zoning of that parcel. However, the following uses shall be prohibited throughout the district:
  - a. Golf courses;
  - b. Golf driving ranges;
  - c. Campgrounds;
  - d. Shooting ranges;
  - e. Auto graveyards or junkyards;
  - f. Recreational or amusement enterprises operating outside a building for profit.
- (2) All parcels included in the district must be located fully within the district; no portion of a district parcel shall lie outside the district.
- (3) Parcels of land, as now defined in the county real estate records, within the district may be sold in their entirety but not subdivided to a non-family member during the term of district status. However, the parcel under new ownership shall remain in district status at least until the time of the next scheduled district renewal.
- (4) Parcels of land, as now defined in the county real estate records, within the district may only be subdivided by purchase or gift to immediate family members. However, this family subdivision shall remain in district status for at least as long as the parent parcel remains in the district.
- (5) Residences for persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or for members of the immediate family of the owner, shall be permitted in accordance with the county Code.

(P.C. Ord. No. 01-4, 3-28-01; P.C. Ord. No. 01-9, 6-27-01)

#### **Sec. 17-250. Term and review of district.**

The district shall be in effect for ten (10) years, from March 29, 2001, to March 29, 2011. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with, sections 15.2-4309--15.2-4312 of the Code of Virginia.

(P.C. Ord. No. 01-4, 3-28-01; P.C. Ord. No. 01-9, 6-27-01)

### **DIVISION 7. CROSS KEYS NORTH AGRICULTURAL AND FORESTAL DISTRICT**

#### **Sec. 17-251. Creation of district.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Cross Keys North Agricultural and Forestal District (hereinafter referred to as district) is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by sections 15.2-4300--15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.

(P.C. Ord. No. 01-5, 4-25-01; P.C. Ord. No. 01-10, 6-27-01)

#### **Sec. 17-252. Description of district.**

The proposed Cross Keys North Agricultural and Forestal District (referred to subsequently as the district) is comprised of seventeen (17) parcels spanning six hundred ninety-nine (699) acres with a core area centered around Cross Keys in Rockingham County, largely southeast of Harrisonburg. The northern portion of the district lies just north of Congers Creek abutting Lake Shenandoah and stretches to the headwaters of Spring Branch just east of Cross Keys Road (Route 276) in the southern portion of the district. In the western portion of the district, an outlying parcel of the district is located west of Oak Ridge Road (Route 680) and north of Scholars Road (Route 988). The following parcels shown on county real estate maps, as of the effective date of this district, are numbered as:

126(A)55, 139(A)27A, 139(A)69, 139(A)74, 139(A)74B, 139(A)114, 139(A)118, 139(A)119, 139(A)120B2, 139(A)120B2A, 139(A)122, 139(A)135, 139(A)148, 139(A)148F, 139A(2)C, 140(A)3, and 140(A)4.

(P.C. Ord. No. 01-5, 4-25-01; P.C. Ord. No. 01-10, 6-27-01)

**Sec. 17-253. Conditions of district.**

The intent of these conditions is to strengthen the existing agricultural community in order to ensure its continued economic viability. The Cross Keys North Agricultural and Forestal District shall comply with the following conditions:

- (1) Uses, structures, and accessory businesses shall be permitted on a parcel in compliance with the regulations that apply to the zoning of that parcel.
- (2) All parcels included in the district must be located fully within the district; no portion of a district parcel shall lie outside the district.
- (3) Parcels of land, as now defined in the county real estate records, within the district may be sold in their entirety but not subdivided to a non-family member during the term of district status. However, the parcel under new ownership shall remain in district status at least until the time of the next scheduled district renewal.
- (4) Parcels of land, as now defined in the county real estate records, within the district may only be subdivided by purchase or gift to immediate family members. However, this family subdivision shall remain in district status for at least as long as the parent parcel remains in the district.
- (5) Residences for persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or for members of the immediate family of the owner, shall be permitted in accordance with the county Code.

(P.C. Ord. No. 01-5, 4-25-01; P.C. Ord. No. 01-10, 6-27-01)

**Sec. 17-254. Term and review of district.**

The district shall be in effect for seven (7) years, from April 26, 2001, to April 25, 2008. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with, sections 15.2-4309--15.2-4312 of the Code of Virginia.

(P.C. Ord. No. 01-5, 4-25-01; P.C. Ord. No. 01-10, 6-27-01)

**DIVISION 8. CROSS KEYS SOUTH AGRICULTURAL AND FORESTAL DISTRICT**

**Sec. 17-255. Creation of district.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Cross Keys South Agricultural and Forestal District (hereinafter referred to as district) is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by sections 15.2-4300--15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.

(P.C. Ord. No. 01-6, 4-25-01; P.C. Ord. No. 01-11, 6-27-01)

**Sec. 17-256. Description of district.**

The proposed Cross Keys South Agricultural and Forestal District (referred to subsequently as the district) is comprised of sixty-three (63) parcels spanning some one thousand four hundred forty-seven (1,447) acres with a core area south of Cross Keys in Rockingham County, largely southeast of Harrisonburg. In the north, several district parcels are clustered east of Cross Keys Rd. (Route 276) near its intersection with Williams Run Rd. (Route 671). This area is very close to the southern end of Cross Keys North Agricultural-Forestal District. One slender parcel separates the two districts. In the south along Cross Keys Rd. (Route 276) the district extends to an area between Timber Ridge Rd. (Route 668) and Faughts Rd. (Route 678). The district extends more in an east-west orientation than north-south. Thus, the eastern boundary of the district is along Port Republic Rd. south of Doe Hill Rd. (Route 671). The western-most

boundary of the district is the western edge of two district parcels west of Cross Keys Rd., parcel 139(A)47C and parcel 139(A)55. The following parcels shown on county real estate maps, as of the effective date of this district, are part of the Cross Keys South District and numbered as: 139(3)1, 139(3)2, 139(3)3, 139(3)4, 139(3)6, 139(3)7, 139(3)8, 139(3)9, 139(3)12, 139(A)46, 139(A)47C, 139(A)52, 139(A)52C, 139(A)54, 139(A)55, 139(A)55A, 139(A)57, 139(A)57A, 139(A)57C, 139(A)57D, 139(A)148B, 139(A)148C, 139(A)149A, 139(A)149B, 139(A)150A, 139(A)150A1, 139(A)155, 139(A)158, 139(A)158A, 139(A)160, 139(A)160C, 139(A)161, 139(A)163, 139(A)163B, 139(A)168, 139(A)168A, 140(A)59, 140(A)59A, 140(A)62, 140(A)63, 151(5)1A, 151(5)5, 151(A)2, 151(A)5, 151(A)7, 151(A)9C, 151(A)75, 151(A)80, 151(A)82, 151(A)82A, 151(A)94, 152(A)1, 152(A)3, 152(A)4, 152(A)6, 152(A)7, 152(A)8, 152(A)9, 152(A)56, 152(A)57, 152(A)58, 152(A)58E, and 152(A)61B. (P.C. Ord. No. 01-6, 4-25-01; P.C. Ord. No. 01-11, 6-27-01)

#### **Sec. 17-257. Conditions of district.**

The intent of these conditions is to strengthen the existing agricultural community in order to ensure its continued economic viability. The Cross Keys South Agricultural and Forestal District shall comply with the following conditions:

- (1) Uses, structures, and accessory businesses shall be permitted on a parcel in compliance with the regulations that apply to the zoning of that parcel.
- (2) All parcels included in the district must be located fully within the district; no portion of a district parcel shall lie outside the district.
- (3) Parcels of land, as now defined in the county real estate records, within the district may be sold in their entirety but not subdivided to a non-family member during the term of district status. However, the parcel under new ownership shall remain in district status at least until the time of the next scheduled district renewal.
- (4) Parcels of land, as now defined in the county real estate records, within the district may only be subdivided by purchase or gift to immediate family members. However, this family subdivision shall remain in district status for at least as long as the parent parcel remains in the district.
- (5) Residences for persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or for members of the immediate family of the owner, shall be permitted in accordance with the county Code.

(P.C. Ord. No. 01-6, 4-25-01; P.C. Ord. No. 01-11, 6-27-01)

#### **Sec. 17-258. Term and review of district.**

The district shall be in effect for seven (7) years, from April 26, 2001, to April 25, 2008. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with, sections 15.2-4309--15.2-4312 of the Code of Virginia.

(P.C. Ord. No. 01-6, 4-25-01; P.C. Ord. No. 01-11, 6-27-01)

### **DIVISION 9. OTTOBINE AGRICULTURAL AND FORESTAL DISTRICT**

#### **Sec. 17-259. Creation of district.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Ottobine Agricultural and Forestal District (hereinafter referred to as district) is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by sections 15.2-4300--15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.

(P.C. Ord. No. 01-12, 7-11-01)

#### **Sec. 17-260. Description of district.**

The proposed Ottobine Agricultural and Forestal District (referred to subsequently as the district) is comprised of thirty (30) parcels spanning some one thousand six hundred forty-seven (1,647) acres with a

core area west of Ottobine in the southwestern portion of Rockingham County. In relation to the other nearby agricultural-forestal districts, the district is west of Dry River, northwest of Spring Creek and southwest of Western Rockingham. The district is compact rather than sprawling, extending in the north to Wheelbarger Hollow (Layman Hollow Lane) and to Briery Branch in the south. An isolated one-acre parcel, surrounded by the Spring Creek Agricultural and Forestal district, is even farther south at the southeast junction of Briery Branch Rd. and Spring Creek Rd (Rt. 613). In the east, the district is adjacent to Ottobine Elementary School and on the west borders George Washington National Forest.

The following parcels shown on county real estate maps, as of the effective date of this district, are part of the Ottobine District and numbered as:

89(A)35A1, 103(A)173, 104(A)1, 104(A)1B, 104(A)1C, 104(A)8, 104(A)12, 104(A)13, 104(A)14, 104(A)14A, 104(A)16, 104(A)16A, 104(A)19, 104(A)20, 104(A)21, 104(A)22, 104(A)23, 104(A)24, 104(A)24A, 104(A)25, 104(A)133, 104(A)133B, 104(A)134, 104(A)136A, 104(A)136A1, 104(A)137, 104(A)145A, 104(A)146, and 104(A)127A.

(P.C. Ord. No. 01-12, 7-11-01)

#### **Sec. 17-261. Conditions of district.**

The intent of these conditions is to strengthen the existing agricultural community in order to ensure its continued economic viability. The Ottobine Agricultural and Forestal District shall comply with the following conditions:

- (1) Uses, structures, and accessory businesses shall be permitted on a parcel in compliance with the regulations that apply to the zoning of that parcel. However, the following uses shall be prohibited throughout the district:
  - a. Golf courses;
  - b. Golf driving ranges;
  - c. Campgrounds;
  - d. Shooting ranges;
  - e. Auto graveyards or junkyards;
  - f. Recreational or amusement enterprises operating outside a building for profit.
- (2) All parcels included in the district must be located fully within the district; no portion of a district parcel shall lie outside the district.
- (3) Parcels of land, as now defined in the county real estate records, within the district may be sold in their entirety but not subdivided to a non-family member during the term of district status. However, the parcel under new ownership shall remain in district status at least until the time of the next scheduled district renewal.
- (4) Parcels of land, as now defined in the county real estate records, within the district may only be subdivided by purchase or gift to immediate family members. However, this family subdivision shall remain in district status for at least as long as the parent parcel remains in the district.
- (5) Residences for persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or for members of the immediate family of the owner, shall be permitted in accordance with the county Code.

(P.C. Ord. No. 01-12, 7-11-01)

#### **Sec. 17-262. Term and review of district.**

The district shall be in effect for ten (10) years, from July 11, 2001, to July 11, 2011. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with, sections 15.2-4309--15.2-4312 of the Code of Virginia.

(P.C. Ord. No. 01-12, 7-11-01)